



LAND & COMMERCIAL, INC.

Serving Maryland's Real Estate Needs Since 1974

Marshall Hall
Boat Launch

FOR SALE
4 WATERFRONT Lots
POTOMAC RIVER—WITH PIER!
\$2,750,000

Potomac
River

National Park Service Land
670 Acres

National Park
Service Land

9.27 Ac

6.4 Ac

3.1 Ac

11.78 Ac

National Park Service Land

River Road

Marshall Hall Rd - Rt 221



Denison Place (N Side of River Rd)

Bryans Road, MD 20616

Property Information:

- ◇ 30.57 Acres total
- ◇ Zoning: Rural Conservation
- ◇ 4 Lots (Lot 1 = 3.12 Ac; Lot 2 = 9.27 Ac; Lot 3 = 6.40 Ac with 4,400 SF structure; & Lot 4 = 11.78 Ac with 976 SF structure and Existing Pier.
- ◇ All lots are **Perked** to build dream homes!
- ◇ Well & Septic area, lots 3 & 4 have existing wells
- ◇ Protected acreage of over 670 acres **National Park Service** across River Rd— **Marshall Hall Boat Launch** on Potomac River, on National Park Land
- ◇ Launch has 2 separate boat ramps for FREE public use, approx. 1/2 mile up-river
- ◇ Great for Family compound or Great investment
- ◇ The revetment & pier Etc. is over \$500,000 of improvement to the farm, no more erosion



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Note: The information contained within this publication has been obtained from sources believed reliable. While we believe it is accurate, we make no guarantees, warranties or representations as to its accuracy.

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ADDITIONAL PHOTOS

